



Embassy Court High Street, Maldon CM9 5EG

welcome to

Embassy Court High Street, Maldon

MODERNISED AND BEAUTIFULLY PRESENTED THROUGHOUT, this upper floor retirement property is located IN THE HEART OF MALDON with its wealth of amenities including SHOPS, RESTAURANTS, CAFES AND PICTURESQUE QUAYSIDE, and is offered with NO ONWARD CHAIN



Entrance

Communal entrance with intercom phone entry system, leading to communal hallway with access to the communal lounge, and lift to all floors. Entrance door to :-

Entrance Hall

Built in cupboards, one housing hot water cylinder, electric heater, doors to :-

Lounge

14' 11" x 10' 6" (4.55m x 3.20m)

Double glazed window to rear with view over communal garden, modern centrepiece electric fireplace, electric heater, archway to :-

Kitchen

8' 4" x 6' (2.54m x 1.83m)

Modern stylish fitted kitchen comprising sink & drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in high-level oven, separate hob with extractor over, space for fridge freezer and washing machine.

Bedroom

11' 7" x 8' 9" (3.53m x 2.67m)

Double glazed window to rear with view over communal garden, electric heater, built in wardrobe.

Bathroom

Contemporary suite comprising panel bath with electric shower over, low level WC and vanity basin, fully tiled walls, chrome heated towel rail.

Outside

Communal Garden

The development benefits from attractive lawned communal gardens.

Communal Amenities

Embassy Court residents enjoy the following benefits. Lift, communal lounge, laundry and guest facilities for visiting family.

Lease

Remaining Lease: 86 years

Annual Ground Rent: £305

Annual Service Charge: £4,073



view this property online williamhbrown.co.uk/Property/MLN104623



welcome to

Embassy Court High Street, Maldon

- Fully Refurbished
- No Chain
- Town Centre Location
- On-site Facilities
- Independent Retirement Living

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 4073.00

Ground Rent: 305.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£70,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104623



Property Ref:
MLN104623 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk